

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'**  
**DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU**  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

EDWIN H. SNIFFEN  
DIRECTOR  
KA LUNA HO'OKELE

Deputy Directors  
Nā Hope Luna Ho'okele  
DREANALEE K. KALILI  
TAMMY L. LEE  
CURT T. OTAGURO  
ROBIN K. SHISHIDO

IN REPLY REFER TO:

March 27, 2025

Mr. Edwin H. Sniffen, Director  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813

OAHU

Request for authorization to issue a Revocable Permit (RP) to Pacific Shipyards International, LLC, for warehouse space situated at Pier 23, Honolulu Harbor, island of Oahu, Tax Map Key (TMK) No. (1) 1-5-039:026 (Portion), Governor's Executive Order (GEO) No. 2903.

LEGAL REFERENCE:

Hawaii Revised Statutes, Sections 171-6, 171-7, 171-11, 171-13, 171-17, 171-35, 171-55, and 171-59, as amended.

APPLICANT:

Pacific Shipyards International, LLC (Applicant), is a domestic limited liability company whose mailing address is 705 North Nimitz Highway, Honolulu, Hawaii, 96817.

CHARACTER OF USE:

Applicant's proposed use of the RP space shall be for storage of equipment.

LOCATION:

Portion of Government lands at Honolulu Harbor, island of Oahu, TMK Nos. (1) 1-5-039:026 (Portion), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission: Urban  
City and County of Honolulu: I-3, Waterfront Industrial District

AREA: See enclosed Exhibit A

Approximately 17,496 sq. ft. of industrial warehouse space.

TERM AND CONSIDERATION:

Month-to-month rent at fifteen thousand seven hundred forty-six dollars and forty cents (\$15,746.40) determined by appraisal as of January 1, 2024, for an RP in Honolulu Harbor. The Security Deposit shall be thirty-one thousand four hundred ninety-two dollars and eighty cents (\$31,492.80).

LAND TITLE STATUS:

Under the control and management of the Hawaii Department of Transportation (HDOT) through issuance of GEO No. 2903.

TRUST LAND STATUS:

Non-ceded, lands acquired after Statehood.

CURRENT USE STATUS:

The area is currently utilized by the Applicant under a short-term storage.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Planning and Sustainable Development, and Environmental Review Program requirements pursuant to Hawaii Administrative Rules (HAR), Subchapter 11-200.1, which exempts the following:

“Exemption Type 1, Part 1: Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving minor expansion or minor change of use beyond that previously existing.”

The HDOT deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with HAR, Subchapter 11-200.1-16 (b). The exemption declaration for the action described above, based on the Exemption List for the HDOT, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, is as follows:

Exemption Type 1, Part 1:

- A. 1. “Repair or maintain buildings, office space, sheds, parking structures, warehouses, utility systems, aircraft aprons and hardstands, hangars, tunnels

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and other structures or facilities necessary for the continued function and use, and to meet current Local, State, and Federal standards and regulations.”

REMARKS:

Currently, the Applicant occupies the warehouse space under a short-term storage arrangement. Converting the arrangement to an RP will allow the Applicant to invest in storage racks and make minor improvements that will better facilitate its business needs.

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends authorizing the issuance of an RP for the purposes cited above, subject to the terms and conditions outlined above and incorporated herein by reference, and such terms and conditions of the most current amendment of Lease form, as may be amended from time to time; reviewed and approved by the Department of the Attorney General; and such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Sincerely,



DREANALEE K. KALILI  
Deputy Director of Transportation for Harbors

Enclosure

Pacific Shipyards International, LLC  
Pier 23, Honolulu Harbor

EXHIBIT A

